



**2 Oaklands Park
Hutton Mount**

MEACOCK & JONES

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MEACOCK & JONES

A large and well appointed family home, situated on a spacious 0.25 acre plot, located in a prestigious small development, positioned in the very centre of this private residential estate.

The property provides 4,237 square feet of well planned accommodation over three levels, that incorporates three reception rooms, five generously proportioned bedrooms and includes two large second floor rooms which provide a variety of uses.

Offered to the market with no onward chain, the appealing house is situated within short walking distance of Shenfield mainline railway station and Crossrail terminus, shopping Broadway and good local schools.

£1,895,000



Porch

A paved pathway approaches the storm porch, which is supported by heavy timber pillars. Courtesy light. Double width panelled oak door opens to:-

Reception Hallway 14'7" 13'5" (4.45 4.09)

A fine central Oak turned spindle balustrade staircase ascending to the first floor galleried landing. The hallway draws light from two windows to either side of the double width door with a small light style paned window above the front door. Within the hallway there is a large cloak cupboard for boots and coats. Under the staircase there is a display recess. The hallway is fully tiled with ceramic tiles. Coving and spot lights to ceiling. Radiator. Door concealing storage cupboard and central home hub.

Cloakroom

Modern contemporary suite with continuation of ceramic tiling to floor. Close coupled WC, wash hand basin with tiled splash back. Radiator.

Study 13'7" plus door recess x 7'7" (4.14 plus door recess x 2.31)

Drawing light from a large window to the front aspect with radiator underneath. Coving and speaker system to ceiling. Ample space for twin desks.

Lounge 12'10" x 11'0" (3.91 x 3.35)

Window to front aspect with radiator underneath. Coving and speaker system to ceiling.

Drawing Room 20'11" x 15'9" (6.38 x 4.80)

A fine reception room, double aspect with oversized French doors leading out onto the paved terrace. To either side of the French doors there are matching glass panels. One of the features of this reception room is the stone contemporary fireplace with living flame coal gas fire. To either side of the fireplace are picture windows providing additional natural light. Coving to ceiling. Double radiator.

Kitchen/Dining Room 26'10" x 15'3" > 10'9" (8.18 x 4.65 > 3.28)

An impressive room drawing light from windows that overlook the rear garden. There are oversized French doors leading out to the paved terrace with matching panels to either side. Ceramic tiled floor running throughout. Quality hand painted units with granite tops, splashbacks and drainer area. There are units at base and eye level incorporating a long central working island which extends to form a breakfast bar. Stainless steel twin sinks. Space for a range style oven with Siemens stainless steel extractor hood above. Integrated dishwasher, combination microwave oven and space for an American style fridge freezer. In the dining area there is ample space for a table for seating 12 people. Spotlights to ceiling.

Utility Room 9'3" x 6'3" (2.82 x 1.91)

Continuation of hand painted units with ample storage cupboards with space and plumbing for domestic appliances. Single drainer stainless steel sink unit with mixer tap. Tiled splashbacks. Continuation of ceramic tiled floor. Radiator. Extractor fan. Door leading to garage.

First Floor Landing 13'5" x 12'2" (4.09 x 3.71)

Galleried landing. Coving to ceiling. Radiator. Twin cupboards, one of which provides an airing cupboard, fitted with radiator and slatted shelving. Continuation of fine oak carved feature staircase to the second floor landing.

Master Bedroom 30'8" > 25'6" x 15'3" > 10'9" (9.35 > 7.77 x 4.65 > 3.28)

A very impressive master bedroom suite situated at the rear of the house. French doors with Juliet balcony offering fine views over the spacious rear garden. Coving to ceiling. Down lighters and integrated music system. Twin built-in wardrobes in addition to a large walk in wardrobe that incorporates extensive hanging and shelving space. Door to:-

Dressing Room

Of excellent size with ample hanging space and built-in shelving above.

En-Suite Bathroom

Fitted with contemporary Villeroy and Boch units comprising panel enclosed bath with mixer tap and hand held shower attachment. Oversized fully tiled shower cubicle. Close coupled WC, wash hand basin set into vanity unit with storage cupboard below. Heated towel rail. Ceiling with downlighters. Splashback to the wash hand basin. Obscure window to rear aspect.

Bedroom Two 15'10" x 11'6" (4.83 x 3.51)

An excellent guest bedroom suite with an en-suite shower room and a dressing room. Window to front aspect. Radiator. Coving to ceiling. Oak effect flooring.

En-suite Shower Room

Villeroy Boch suite comprising oversized fully tiled shower cubicle, close coupled WC with concealed cistern, wash hand basin set into vanity unit with storage cupboard below. Heated towel rail. Ceramic tiled splashbacks. Ceiling with downlighters. Obscure window to side aspect.

Dressing Room 7'3" x 5'9" (2.21 x 1.75)

Ample hanging space and shelving to two walls. Oak effect flooring.

Bedroom Three 16'10" x 13'0" max (5.13 x 3.96 max)

Window dormer to front aspect with radiator below. Coving to ceiling. Range of built-in wardrobes.

En-Suite Bathroom 9'7" x 9'3" (2.92 x 2.82)

Villeroy and Boch suite comprising oversized fully tiled shower cubicle, wash hand basin, close coupled WC built into vanity unit. Storage cupboards. Obscure window to rear aspect.

Bedroom Four 13'0" x 11'11" (3.96 x 3.63)

Window to front aspect with radiator below. Coving to ceiling. Built-in double wardrobe.

Bedroom Five 13'5" x 11'2" (4.09 x 3.40)

Window to front aspect with radiator below. Coving to ceiling.

Family Bathroom

Villeroy and Boch suite comprising oversized fully tiled shower cubicle, panel enclosed bath with mixer tap and hand held shower attachment. Heated towel rail. Close coupled WC with concealed cistern. Wash hand basin set into vanity unit with additional storage cupboards. Downlighters to ceiling. Obscure dormer window to rear aspect.

Second Floor

Second Floor Landing

The oak staircase continues to the second floor. This area has a small landing with access to extensive eaves storage space and the loft. This second floor comprises two very large rooms which could comfortably accommodate a nanny, a gym, cinema room or offices.

Guest Sitting Room/Office One 16'6" x 16'4" (5.03 x 4.98)

Radiator. Window to side aspect. Oak effect flooring. There is a walk way dividing the two areas with additional access to an extensive eaves storage. Radiator.

Guest Bedroom/Office Two 16'4" x 15'11" (4.98 x 4.85)

Window to side aspect. Radiator.

Rear Garden 71'0" x 73'0" (21.64 x 22.25)

The rear garden is a particularly attractive feature and the plot measures 0.25 acre. Immediately abutting the rear of the house is an extensive riven slab paved terrace which is approached from the drawing room and from the kitchen. The garden is screened with

mature trees and hedgerow on all boundaries, providing privacy and seclusion from neighbouring properties, ideal for entertaining. The garden is extensively laid to lawn and surrounded by well stocked borders with a wide variety of established shrubs etc. Further separate paved patio area.

Front Garden

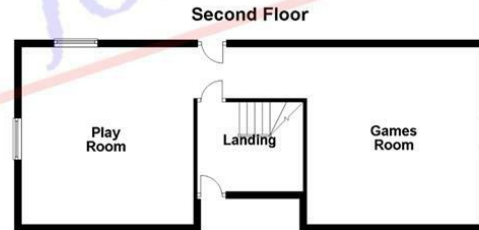
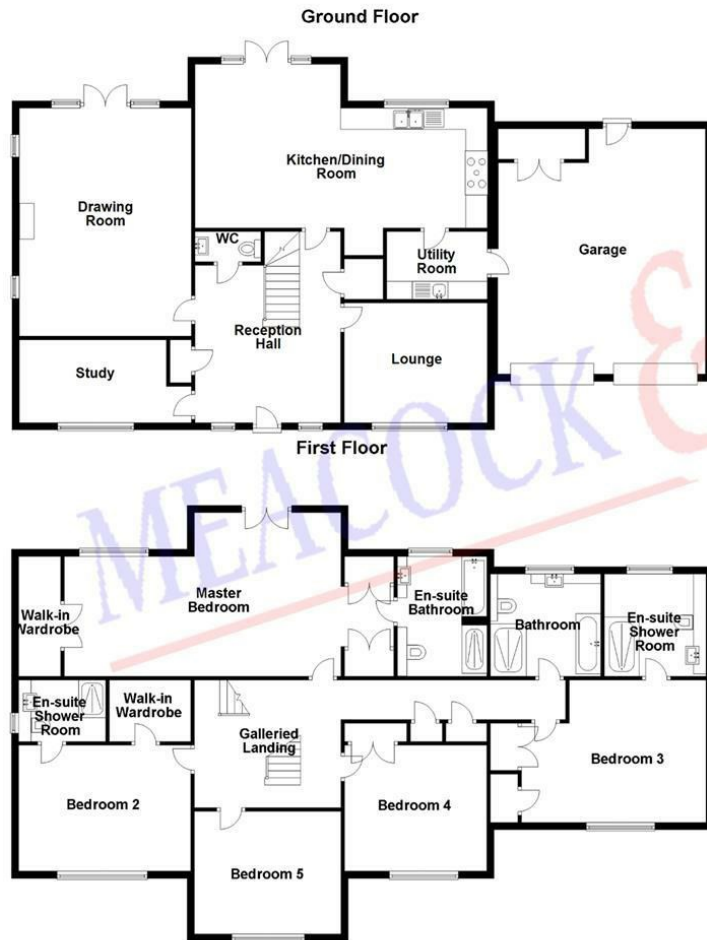
The front garden is laid to lawn with flower/shrub beds and borders enclosed with laurel hedging. Paved pathway leading to the front door. Double width block paved driveway provides off road parking and leads to;

Garage 23'6" x 19'8" (7.16 x 5.99)

Twin electric up and over doors. Door leading to rear garden. Twin doors concealing boiler room with mega-flow system and wall mounted twin boilers servicing the gas central heating.







**APPROX INTERNAL FLOOR AREA
393 SQ M 4237 SQ FT
INCLUDING GARAGE**

This plan is for layout guidance only and is **NOT TO SCALE**. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		